

Rezoning Petition No. 2020-080

The Courtyard at Park Road, LLC, Petitioner

Community Meeting

July 30, 2020

Agenda

- I. Introduction of Rezoning Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Review of the Rezoning Plan
- V. Questions

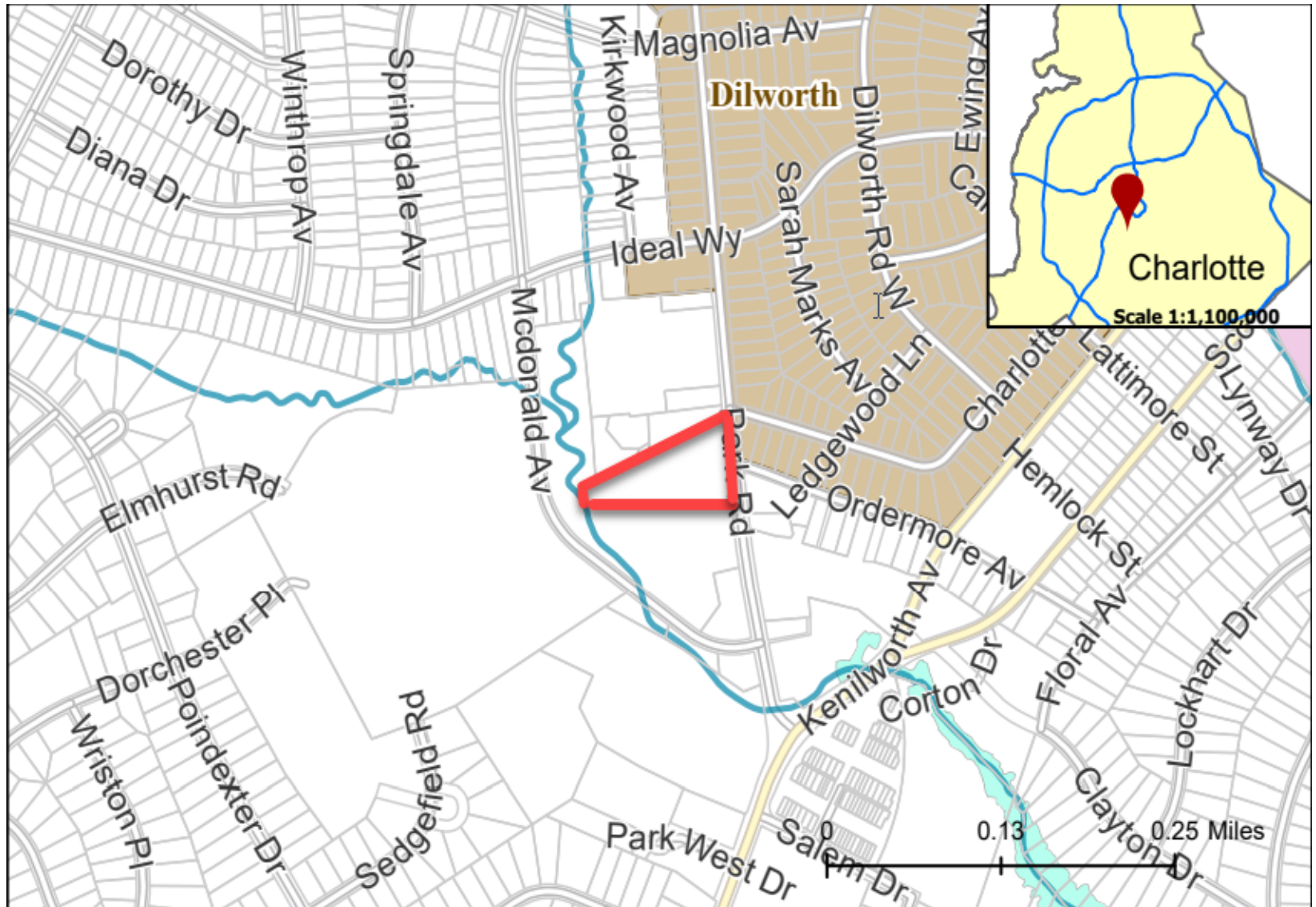
Rezoning Team

- Lat Purser, Lat Purser & Associates
- John Carmichael, Robinson, Bradshaw & Hinson

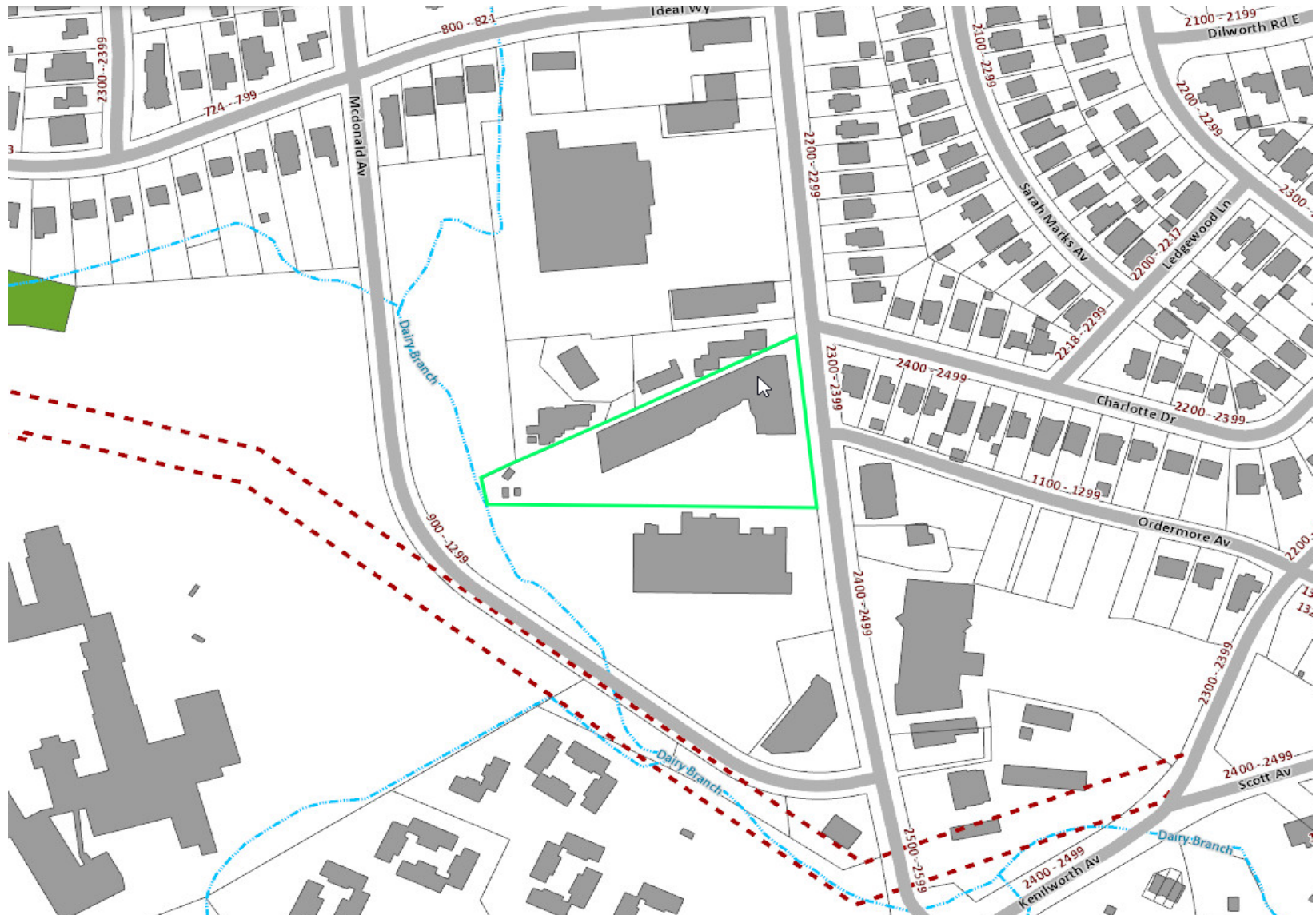
Current Rezoning Schedule

- Public Hearing: Monday, September 21, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 6, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 19, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 2.376 Acres



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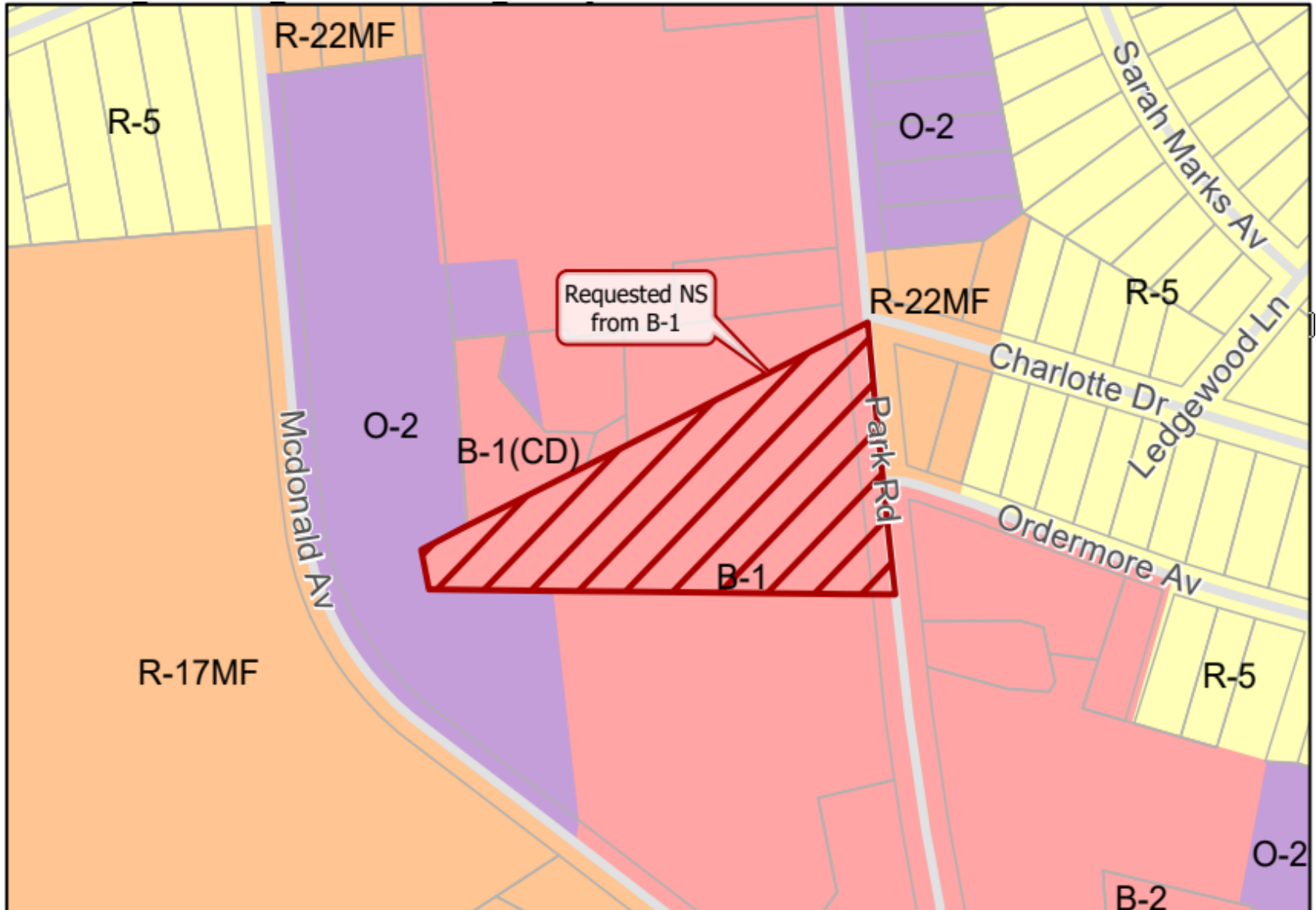
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Current Zoning of the Site and Nearby Parcels



Rezoning Request

Requesting that the site be rezoned from the B-1 zoning district to the NS (Neighborhood Services) zoning district to allow the existing development on the site to utilize parking standards that are permitted in the NS zoning district and specified on the conditional rezoning plan. The requested parking standards are less than what is required in the B-1 zoning district

Rezoning Request

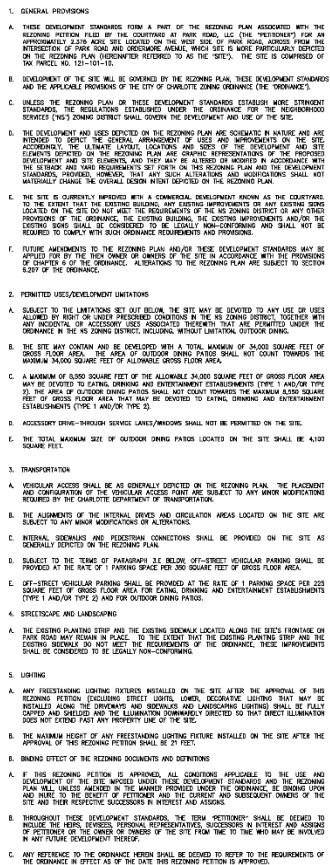
- A total maximum of 34,000 square feet of gross floor area would be allowed on the site. Would not expand the existing buildings on the site
- A total maximum of 8,550 square feet could be devoted to eating, drinking and entertainment establishments
- The total maximum size of the outdoor dining patios located on the site would be 4,100 square feet. The outdoor dining patios would not count towards the 34,000 square feet or the 8,550 square feet

Requested Parking Standards

- 1 parking space per 350 square feet of gross floor area devoted to retail, service and office uses
- 1 parking space per 225 square feet of gross floor area devoted to eating drinking and entertainment establishments and for outdoor dining patios
- Under B-1 zoning, required to provide 1 parking space per 250 square feet for retail uses; 1 parking space per 300 square feet for office uses; and 1 parking space per 75 square feet for eating, drinking and entertainment establishments and outdoor dining patios

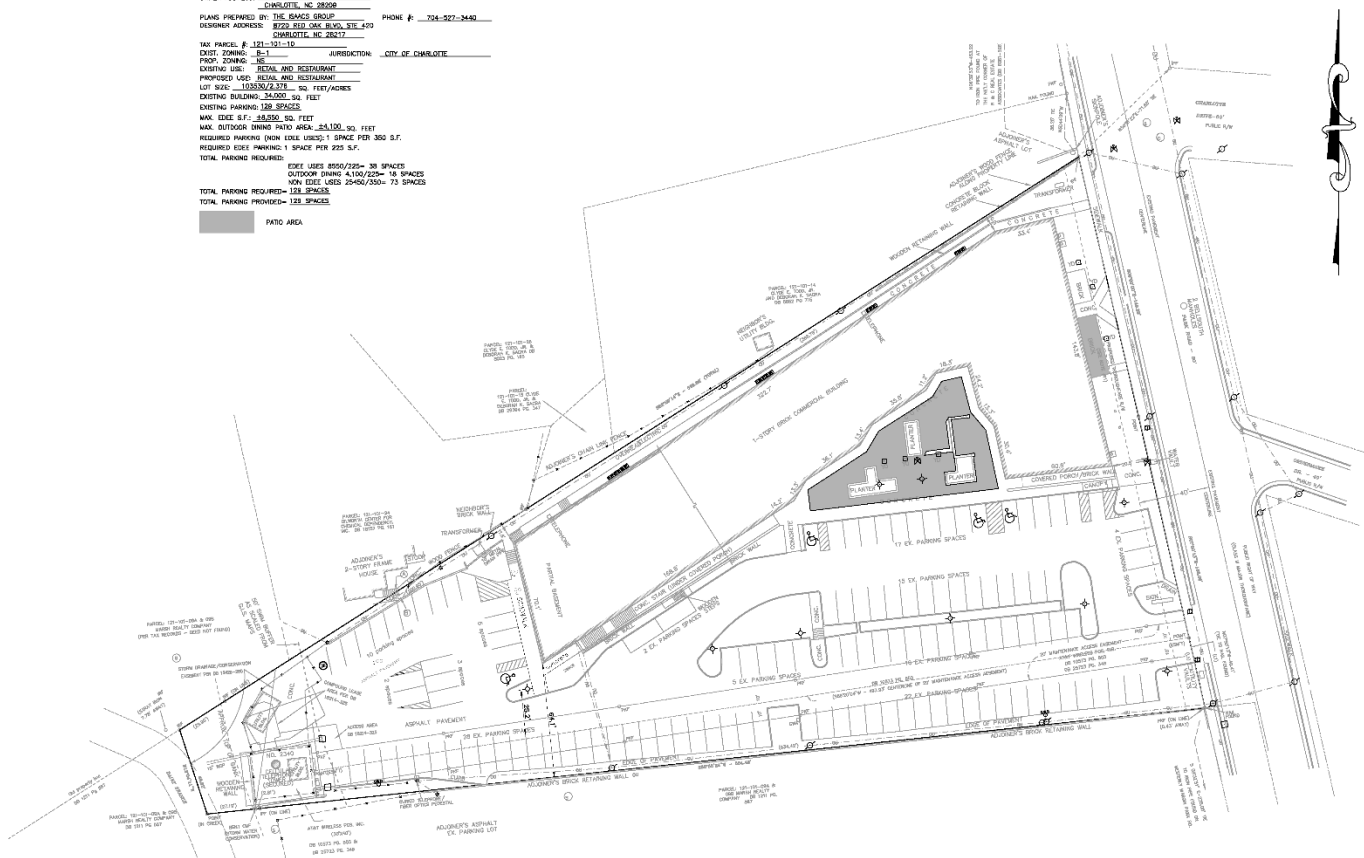


Rezoning Plan

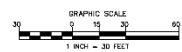


PROJECT NAME: THE COUNTRYHOUSE
ONEVENDANT: LUT FARMER AND ASSOCIATES
OWNER ADDRESS: 10000 W. 10TH AVE. SUITE 410
CITY: MINNAPOLIS, MN 55426
PHONE: 764-811-8200
DESIGNER: HKS INC., 900 BROAD ST
CITY: MINNAPOLIS, MN 55402
PHONE: 704-527-3440
PLANS PREPARED BY: THE SPACES GROUP
DESIGNED BY: BIEDER RICHARDSON STE 490
CITY: MINNAPOLIS, MN 55403
DATE: 121-121-10
TAX PARCEL: 121-121-10
EXIST. BUILDING: 10000 W. 10TH AVE. ASSOCIATION
TYP. ZONING: NE
EXIST. BUILDING: 10000 W. 10TH AVE. ASSOCIATION
PROPOSED USE: RETAIL AND RESTAURANT
AREA: 10330.2 S.F. SQ. FEET/ACRES
EXISTING BUILDING: 34,000 SQ. FT. SQ. FEET/ACRES
EXISTING PARKING: 120 SPACES
MAX. ELEV. 87.3500 SQ. FT. SQ. FEET/ACRES
MAX. OUTDOOR DINING AREA: 24,100 SQ. FT. SQ. FEET/ACRES
REQUIRED PARKING (MIN. 10% OF USE): 5100 SPACES 350 S.F. SPACES
EXISTING EXIST. PARKING: 1 SPACES 250 S.F. SPACES
TOTAL PARKING REQUIRED: 5100 SPACES 350 S.F. SPACES
EXIST. USES: 8550/2250/30 SPACES
OUTDOOR DINING: 24100/2250/18 SPACES
TOTAL PARKING REQUIRED: 5100 SPACES 350 S.F. SPACES
TOTAL PARKING REQUIRED: 5100 SPACES 350 S.F. SPACES

PATIO AREA



PRELIMINARY			
FOR REVIEW PURPOSES ONLY			
NO.	BY	DATE	REVISION



	THE COURTYARD PARK ROAD, CHARLOTTE, NORTH CAROLINA	
	REZONING PLAN	
	File # 1808 AC.00 Date: 03/27/2006	Project # 1808
	THE ISAACS GROUP, INC. CIVIL ENGINEERING DESIGN AND SURVEYING	Owner: 1808 Cause: 1808 Status: 1808
8720 RED OAK DRIVE, SUITE 220 FARMINGTON, NC 28534 (704) 336-5440 FAX (704) 336-3335		



Questions